

AM23

Notice of move from administration to dissolution



Companies House

WEDNESDAY



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13/11/2019

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COMPANIES HOUSE

1 Company details

Company number 0 5 3 2 7 1 0 3

Company name in full Parkmore Hotel Limited

→ Filling in this form
Please complete in typescript or in
bold black capitals.

2 Court details

Court name High Court of Justice Business and Property Court,
Leeds

Court number 1 1 6 0 o f 2 0 1 8 2 0 1 8

3 Administrator's name

Full forename(s) Steven Philip

Surname Ross

4 Administrator's address

Building name/number 1 St James' Gate

Street

Post town Newcastle upon Tyne

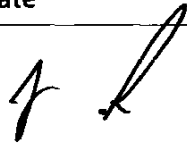
County/Region

Postcode N E 1 4 A D

Country

AM23

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5	Administrator's name ①	
Full forename(s)	Allan David	
Surname	Kelly	
		② Other administrator Use this section to tell us about another administrator.
6	Administrator's address ②	
Building name/number	1 St James' Gate	
Street		
Post town	Newcastle upon Tyne	
County/Region		
Postcode	N E 1 4 A D	
Country		
		③ Other administrator Use this section to tell us about another administrator.
7	Final progress report	
<input checked="" type="checkbox"/> I have attached a copy of the final progress report		
8	Sign and date	
Administrator's signature	Signature X  X	
Signature date	d 1 3 m 1 1 y 2 0 y 1 9	

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Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Shaun Hudson**

Company name **RSM Restructuring Advisory LLP**

Address **1 St James' Gate**

Post town **Newcastle upon Tyne**

County/Region

Postcode **N E 1 4 A D**

Country

DX

Telephone **0191 255 7000**



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed the form.



Important information

All information on this form will appear on the public record.



Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.



Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

In the matter of

**Parkmore Hotel Limited In Administration
(‘the Company’)**

In the High Court of Justice Business and Property Court, Leeds no 1160 of 2018

Joint Administrators’ final progress report

13 November 2019

**Steven Philip Ross and Allan David Kelly
Joint Administrators**

**RSM Restructuring Advisory LLP
1 St James’ Gate
Newcastle upon Tyne
NE1 4AD
Tel: 0191 255 7000
Email: restructuring.newcastle@rsmuk.com**

Sections

1. Conduct of the administration
2. Assets remaining to be realised
3. Creditors' claims and dividend prospects
4. Receipts and payments summary
5. Joint Administrators' remuneration, expenses and disbursements
6. Creditors' right to information and ability to challenge expenses
7. Closure of the administration

Appendices

- A. Statutory and other information
- B. Dividend information
- C. Summary of receipts and payments
- D. RSM Restructuring Advisory LLP charging, expenses and disbursements policy
- E. RSM Restructuring Advisory LLP Newcastle current charge out and disbursement rates
- F. Statement of expenses incurred in the period from 14 May 2019 to 13 November 2019

This report has been prepared in accordance with insolvency legislation to provide creditors, members and the Registrar of Companies with information relating to the progress of the administration in the period from 14 May 2019 to 13 November 2019. This report should be read in conjunction with any previous reports that have been issued, copies of which are available on request.

This report has been prepared solely to comply with the statutory requirements of the relevant legislation. It has not been prepared for use in respect of any other purpose, or to inform any investment decision in relation to any debt or financial interest in the company. Any estimated outcomes for creditors are illustrative and may be subject to significant change.

Neither the Administrators nor RSM Restructuring Advisory LLP accept any liability whatsoever arising as a result of any decision or action taken or refrained from as a result of information contained in this proposal.

1 Conduct of the administration

The costs incurred to date are set out in detail at Section 5.

1.1 The administrators' proposals

The administrators' proposals are as follows:

- The Joint Administrators should arrange to distribute available funds from the realised assets to those creditors entitled to them in such manner as they consider will lead to an early distribution of the available assets in an economic manner.
- The Joint Administrators be authorised to make such application to court for directions as they consider appropriate with a view to achieving the purposes of the administration or their proposals.
- That the Company exits the administration by way of Dissolution. If any asset is identified (including redress from a mis-sold interest rate hedging product) as a result of which it is anticipated that a distribution will be made to unsecured creditors, which is not a prescribed part distribution, then the Company shall exit administration by Creditors' Voluntary Liquidation.
- That Steven Philip Ross and Allan Kelly of RSM Restructuring Advisory LLP, 1 St James' Gate, Newcastle upon Tyne, NE1 4AD be appointed Joint Liquidators of the Company following the cessation of the administration and the Joint Liquidators will have the power to act jointly and severally.

I can confirm that there have been no deviations or modifications to the proposals.

1.2 Realisation of assets

The Joint Administrators are obliged to realise and get in the Company's property and maximise realisations. In some cases this does not result in sufficient realisations to result in a financial benefit to creditors, after taking into account the costs and expenses of realisation and dealing with the legislative requirements of administering the case. Details of the realisations made are set out below, with information relating to dividends, if any, contained within Appendix B.

1.2.1 Book debts

Book debts of £22,063.59 have been recovered in the period under review.

1.2.2 Stock

A total of £7,407.51 has been received in the current period.

1.2.3 Refunds

Refunds totalling £122.42 have been received.

1.2.4 Claim for compensation for mis-selling of Interest Rate Hedging Product ("IRHP")

Investigations have been completed into the mis-selling of interest rate hedging products.

1.3 Investigations

In accordance with the Joint Administrators statutory obligations, the appropriate documentation has been submitted to the Department for Business, Energy and Industrial Strategy in relation to the conduct of the directors.

Following the Joint Administrators' initial assessment, no further investigations were deemed necessary.

1.4 Case specific matters

Creditors will recall that the Administrators were required to obtain the approval from both secured creditors for their remuneration and discharge from liability. One of the secured creditors did not respond to the Administrators despite various chasers. As a result, the Administrators had to make an application to court to approve their remuneration and discharge from liability. This was granted by the court on 8 November 2019.

1.5 Administration and planning

Certain aspects of the work that the Joint Administrators undertake are derived from the underlying legal and regulatory framework for cases of this nature. This work, which does not usually result in any direct financial benefit to creditors, is a necessary part of complying with both the legislative and best practice responsibilities arising in such cases, and ensuring that the case is managed efficiently and effectively. It includes matters such as:

- Periodic case reviews, ongoing case planning and strategy
- Maintaining and updating computerised case management records
- Dealing with routine correspondence not attributable to other categories of work
- Ongoing consideration of ethical and anti-money laundering regulations
- General taxation matters, including seeking tax clearance from HMRC
- Preparation of receipts and payments accounts, maintenance of cashing records
- Preparing, reviewing and issuing final report to creditors and other parties
- Filing of final documentation at Companies House, Court and other relevant parties
- General administrative matters in relation to closing the case

2 Assets remaining to be realised

There are no assets remaining to be realised.

3 Creditors' claims and dividend prospects

Details of the dividends paid to creditors, including the amount under the prescribed part, if any are shown in Appendix B.

No distribution has been made to ordinary unsecured creditors in the administration.

The Joint Administrators are obliged to deal with a number of matters in relation to creditors to comply with both the legislative and best practice requirements in relation to the case and to ensure creditors are kept informed. Creditors will only derive an indirect financial benefit from this work on cases where a dividend has been paid. It includes such matters as:

- Preparation and issue of progress reports and associated documentation
- Maintenance of schedules of preferential and unsecured creditors' claims
- Dealing with correspondence and telephone calls
- Where necessary, consideration of creditors' claims; acceptance or rejection of claims and complying with legislative obligations in relation to adjudication of creditors' claims generally for voting and, if applicable, dividend purposes
- Calculation and payment of dividends to the secured creditor.

4 Receipts and payments summary

The Joint Administrators' receipts and payments for the period from 14 May 2019 to 13 November 2019 and for the whole period of the Administration are attached. Receipts and payments are shown net of VAT, with any amount due to or from HM Revenue and Customs shown separately.

5 Joint Administrators' remuneration, expenses and disbursements

5.1 Authority for remuneration, disbursements and expenses

The Joint Administrators' remuneration was approved on 08 November 2019 by order of the Court on a fixed fee basis in the sum of £40,000 (plus VAT and disbursements.).

5.2 Remuneration incurred and drawn in the period from 14 May 2019 to 13 November 2019 and since appointment

Sums drawn, both in respect of the current period of the report, and since appointment, in accordance with the relevant approval(s) set out above, are detailed in the attached receipts and payments account.

5.3 Expenses and disbursements

Details of all the Joint Administrators' expenses (which include category 1 and category 2 disbursements) incurred during the period of the report are shown in the attached Statement of Expenses. Expenses paid in the period, along with cumulative figures, are shown in the attached receipts and payments account. Details of the current rates are attached.

5.3.1 Other professional costs and expenses ("Category 1")

Whilst professional costs are not subject to approval by the relevant approving body, all professional costs are subject to review before being paid.

Walker Morris LLP, solicitors, have been retained as legal advisors in view of their general experience and expertise in these matters. They have advised me on applying to court to obtain approval of the Administrators' remuneration and discharge from liability. I have agreed their remuneration on the basis of their standard hourly charge-out rates, plus VAT and disbursements, and their agreed fees of £3,500 and disbursements of £1,275 plus VAT have been paid.

The quantum of the expenses incurred to date is in line with the estimate provided to creditors on 20 November 2018.

5.4 Pre-appointment costs

The Joint Administrators' proposals dated 19 November 2018 detailed un-paid pre-administration costs totalling £121,184.35. The sums below have been approved by Santander UK plc and by an order of the court on 8 November 2019.

Pre - administration costs charged / incurred		
To whom paid	Amount approved £	Date paid
RSM Restructuring Advisory LLP	36,746.35	12 November 2019
Walker Morris LLP	36,267.71	18 December 2018
Licenced Consultancy Services – marketing and agency commission	36,000.00	18 December 2018
Christie & Co – property valuation	1,750.00	18 December 2018
Hilco Valuations – chattel valuation	1,688.00	18 December 2018

All pre-appointment costs, with the exception of any amounts owing to RSM Restructuring Advisory LLP, were paid on receipt of the approval from Santander UK Plc who are the direct beneficiary of the same.

6 Creditors' right to information and ability to challenge expenses

In accordance with the provisions of the relevant legislation creditors have a right to request further information about remuneration or expenses (other than pre-administration costs) and to challenge such remuneration or expenses.

A request for further information must be made in writing within 21 days of receipt of this report.

Any secured creditor, or any unsecured creditor with either the concurrence of at least 10% in value of the unsecured creditors (including that creditor) or the permission of the court, may apply to court that the remuneration charged, the basis fixed or expenses incurred by the administrator are in all the circumstances excessive.

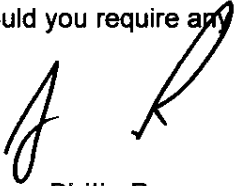
Any such challenge must be made no later than eight weeks after receipt of the report which first discloses the charging of remuneration or incurring of the expenses in question.

A Guide to Administrators Fees, which provides information for creditors in relation to the remuneration of an Administrator, can be accessed at <http://rsm.insolvencypoint.com> under 'general information for creditors'. A hard copy can be requested from my office by telephone, email or in writing.

7 Closure of the administration

The Joint Administrators will bring the administration to a close by dissolution.

Should you require any further information please do not hesitate to contact me.



Steven Philip Ross
RSM Restructuring Advisory LLP
Joint Administrator

Steven Philip Ross is licensed to act as an Insolvency Practitioner in the UK by the Institute of Chartered Accountants in England and Wales
Allan David Kelly is licensed to act as an Insolvency Practitioner in the UK by the Institute of Chartered Accountants in England and Wales
Insolvency Practitioners are bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment

The affairs, business and property of the company are being managed by the Joint Administrator who act as agents of the company and without personal liability

Appendix A

Statutory and other information

Company information	
Company name:	Parkmore Hotel Limited
Company number:	05327103
Date of incorporation:	07 January 2005
Trading name:	None
Trading address	636 Yarm Road, Eaglescliffe, Stockton-on-Tees, TS16 0DH
Principal activity:	Hotel
Registered office:	RSM Restructuring Advisory LLP, 1 St James' Gate, Newcastle upon Tyne, NE1 4AD
Previous registered office:	25-29 Sandy Way, Yeadon, Leeds, LS19 7EW

Administration information		
Joint Administrator:	Steven Philip Ross and Allan David Kelly	
Date of appointment:	14 November 2018	
Appointor:	Jeremy Peter Leeds - Director	
Date and details of extension	None	
Exit route:	Dissolution	
Correspondence address & contact details of case manager	Shaun Hudson 0191 255 7000 RSM Restructuring Advisory LLP, 1 St James' Gate, Newcastle upon Tyne, NE1 4AD	
Name, address & contact details of Joint Administrators	Primary Office Holder Steven Philip Ross 1 St James' Gate, Newcastle upon Tyne, NE1 4AD 0191 255 7000 IP Number: 9503	Joint Office Holder: Allan David Kelly 1 St James' Gate, Newcastle upon Tyne, NE1 4AD 0191 255 7000 IP Number: 9156

Appendix B

Dividend information

Dividend	Owed	Paid to date	Estimated future prospects
Secured creditors			
Santander Bank plc	£3,958,600.97	£1,605,876.23 – paid under their fixed charge	Nil
B, C and C Reed	£1,000,000	Nil	Nil
Preferential creditors	£5,927.59	Nil	Nil
Unsecured creditors	£310,944.89	Nil	Nil
Estimated net property	N/A		
Estimated prescribed part available for unsecured creditors	N/A		

Any estimated outcome for creditors is illustrative and may be subject to change

Parkmore Hotel Limited
(In Administration)
Joint Administrators' Summary of Receipts & Payments

Statement of Affairs £		From 14/05/2019 To 13/11/2019 £	From 14/11/2018 To 13/11/2019 £
	SECURED ASSETS		
1,774,020.00	Freehold Land & Property	NIL	1,774,020.00
1.00	IP, Goodwill and Licences	NIL	1.00
1.00	Contracts	NIL	1.00
1.00	Trade Records	NIL	1.00
1.00	Third Party Claims	NIL	1.00
		NIL	1,774,024.00
	COSTS OF REALISATION		
	Administrators' Fees (pre)	18,000.00	18,000.00
	Administrators' Fees (post)	3,000.00	3,000.00
	Administrators' Disbs'	294.35	294.35
	Legal Fees / Disbs	NIL	17,003.00
	Agents/Valuers Fees & Disbs	NIL	37,750.00
	Compromise Payment	NIL	91,804.74
	Tax/NI/Pension	NIL	295.68
		(21,294.35)	(168,147.77)
	SECURED CREDITORS		
(3,958,600.97)	Santander Bank plc	152,414.45	1,605,876.23
(1,000,000.00)	Mr Reed, Mr Reed and Mrs Reed	NIL	NIL
		(152,414.45)	(1,605,876.23)
	HIRE PURCHASE		
12,783.29	Motor Vehicle	NIL	NIL
(12,783.29)	Aldermore Bank plc	NIL	NIL
		NIL	NIL
	ASSET REALISATIONS		
NIL	Balance due from Parent Company	NIL	NIL
	Bank Interest Gross	120.33	370.64
8,000.00	Book Debts	22,063.59	22,767.15
1,000.00	Cash Float	NIL	1,000.00
24,975.00	Chattels	NIL	24,975.00
9,212.64	Deposits	NIL	9,212.64
	Deposits/ongoing bookings	NIL	NIL
	Other refund	122.42	122.42
1.00	Petty Cash	NIL	699.79
	Rates Refund	NIL	14,872.62
3,000.00	Stock	7,407.51	7,407.51
		29,713.85	81,427.77
	COST OF REALISATIONS		
	Accountancy Fees	NIL	1,410.00
	Administrators' Disb'	328.16	328.16
	Administrators' Fees (post)	33,427.08	33,427.08
	Administrators' Fees (pre)	18,452.00	18,452.00
	Agents/Valuers Fees	NIL	1,688.40
	Bank Charges	NIL	12.00
	Corporation Tax	70.42	70.42
	Legal Fees	4,775.00	26,039.71
		(57,052.66)	(81,427.77)
	PREFERENTIAL CREDITORS		
(1.00)	Pension Schemes	NIL	NIL
(1.00)	RPS Arrears & Holiday Pay	NIL	NIL
		NIL	NIL
	UNSECURED CREDITORS		
(1.00)	Employees - Arrears/Holiday	NIL	NIL

Parkmore Hotel Limited
(In Administration)
Joint Administrators' Summary of Receipts & Payments

Statement of Affairs £		From 14/05/2019 To 13/11/2019 £	From 14/11/2018 To 13/11/2019 £
(201,559.46)	HM Revenue & Customs	NIL	NIL
(1,070.86)	Pension Scheme	NIL	NIL
(108,313.57)	Trade & Expense Creditors	NIL	NIL
		NIL	NIL
	DISTRIBUTIONS		
(1,000.00)	Ordinary Shareholders	NIL	NIL
		NIL	NIL
(3,450,335.22)		(201,047.61)	(0.00)

0.00

Steven Philip Ross
Joint Administrator

Appendix D

RSM Restructuring Advisory LLP charging, expenses and disbursements policy

Charging policy

- Partners, directors, managers, administrators, cashiers, secretarial and support staff are allocated an hourly charge out rate which is reviewed from time to time.
- Work undertaken by cashiers, secretarial and support staff will be or has been charged for separately and such work will not or has not also been charged for as part of the hourly rates charged by partners, directors, managers and administrators.
- Time spent by partners and all staff in relation to the insolvency estate is charged to the estate.
- Time is recorded in 6-minute units at the rates prevailing at the time the work is done.
- The current charge rates for RSM Restructuring Advisory LLP Newcastle are attached.
- Time billed is subject to Value Added Tax at the applicable rate, where appropriate.
- It is the office holder's policy to ensure that work undertaken is carried out by the appropriate grade of staff required for each task, having regard to its complexity and the skill and experience actually required to perform it.
- RSM Restructuring Advisory LLP's charge out rates are reviewed periodically.

Expenses and disbursements policy

- Only expenses and disbursements properly incurred in relation to an insolvency estate are re-charged to the insolvency estate.
- Expenses and disbursements which comprise external supplies of incidental services specifically identifiable to the insolvency estate require disclosure to the relevant approving party, but do not require approval of the relevant approving party prior to being drawn from the insolvency estate. These are known as 'category 1' disbursements.
- Expenses and disbursements which are not capable of precise identification and calculation (for example any which include an element of shared or allocated costs) or payments to outside parties that the firm or any associate has an interest, require the approval of the relevant approving party prior to being drawn from the insolvency estate. These are known as 'category 2' disbursements.
- A decision regarding the approval of category 2 disbursements at the rates prevailing at the time the cost is incurred to RSM Restructuring Advisory LLP Newcastle will be sought from the relevant approving party in accordance with the legislative requirements.
- General office overheads are not re-charged to the insolvency estate as a disbursement.
- Any payments to outside parties in which the office holder or his firm or any associate has an interest will only be made with the approval of the relevant approving party.
- Expenses and disbursements re-charged to or incurred directly by an insolvency estate are subject to VAT at the applicable rate, where appropriate.

Appendix E

RSM Restructuring Advisory LLP Newcastle current charge out and disbursement rates

Hourly charge out rates	Rates at commencement	Current rates
	£	£
Partner	525.00	525.00
Directors / Associate Directors	290.00 to 365.00	290.00 to 365.00
Manager	240.00 to 290.00	240.00 to 290.00
Assistant Managers	240.00	240.00
Administrators	75.00 to 230.00	75.00 to 230.00
Support staff	85.00 to 140.00	85.00 to 140.00

Category 2 disbursement rates	
Internal room hire	£100 per hour
Subsistence	£25 per night (from 3 rd September 2013)
Travel (car)	42.5p per mile (from 1 April 2011)
'Tracker' searches	£10 per case

Appendix F

Statement of expenses incurred in the period from 14 May 2019 to 13 November 2019

Expenses (excluding category 2 disbursements) Type and purpose	Incurred in period	
	Paid £	Unpaid £
Bond	85.00	Nil
Legal fees	4,775.00	Nil
Statutory advertising	84.60	Nil
Website fee	13.00	Nil
Postage	65.66	Nil
Sub Total	5,023.26	Nil
Category 2 disbursements		
Recipient, type and purpose		
RSM Restructuring Advisory LLP - Mileage	79.90	Nil
Sub Total	79.90	Nil
Total	5,103.16	Nil

NOTE: The amounts paid in the period are shown in the attached receipts and payments account. Invoices may have been paid in a period after that in which they were incurred.